



12

## Design Review Board Staff Report

**TO:** DESIGN REVIEW BOARD

**FROM:** MARIA S. CADAVID, AICP, CSBA, SENIOR PLANNER  
480-503-6812, MARIA.SUNIGA-CADAVID@GILBERTAZ.GOV

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER  
480-503-6750, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** FEBRUARY 13, 2014

**SUBJECT:** ST13-20 – LA ALDEA BY KB HOME

<b>STRATEGIC INITIATIVE:</b>	Community Livability
------------------------------	----------------------

The series of four (4) plans (Courts at La Aldea) will be built on 45 remaining lots in La Aldea subdivision complementing the built product, a mixture of alley loaded homes.

### **REQUEST**

Approval of four (4) new standard plans (Plans 237.1754, 233.1883, 233.2022 and 233.2025) by KB Home on 45 lots (Lots 145-174 and 199-213) proposed for La Aldea residential development located south of the southwest corner of Guadalupe and Power Roads. The project is zoned Single Family Detached (SF-D); however, the setbacks for the infill lots will match the original zoning district designation of Residential Cluster Home (R-CH).

### **RECOMMENDED MOTION**

Approve the findings of fact and approve ST13-20: four (4) standard plans (Plans 237.1754, 233.1883, 233.2022 and 233.2025) by KB Home for 45 improved lots (Lots 145-174 and 199-213) within La Aldea residential development, subject to conditions.

## **APPLIC/OWNER**

Name KB Home, Matt Veronim  
Address: 4127 E. Van Buren, Suite 150  
Phoenix, Arizona 85008  
Phone: 602-282-3061  
Email: [mveronim@kbhome.com](mailto:mveronim@kbhome.com)

## **BACKGROUND/DISCUSSION**

### **History**

<i>Date</i>	<i>Action</i>
February 4, 2003	Town Council adopted Ordinance No. 1453 in zoning case Z02-23 for a residential development known as La Aldea.
May 5, 2006	The final plat for La Aldea was recorded in the Maricopa County Recorder's Office.

### **Overview**

KB Home has submitted four (4) standard plans to be constructed on 45 remaining and improved lots in La Aldea residential subdivision. These plans offer four elevation styles: Spanish, Italian, Cottage and Craftsman and four color schemes per style, with two (2) concrete roof tile designs.

Per administrative decision, the setbacks for the houses to be built on the 45 improved lots will be per the original zoning district designation Residential Cluster Home (R-CH), which was used to build the existing product by Engle Homes. The four (4) plans offered by KB Home are two-story homes ranging from 1,754 sq. ft. to 2,025 sq. ft. of floor area and designed with four distinctive elevations styles as listed above. Each architectural theme has been carried from the main facade onto the rear elevation and in a lesser degree to the side facades. Articulation is achieved by the application of details and materials appropriate for each architectural style. There is a choice of 16 exterior color palettes total with four options per each style, which will enhance the detailing and massing changes applied on the elevations.

### **Surrounding Land Use & Zoning Designations**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>
North	Residential > 14-25 DU/Acre	Multi-Family/Medium (MF/M)
South	Light Industrial	Light Industrial (LI)
East	Power Road then city of Mesa	Power Road then city of Mesa
West	Residential > 3.5-5 DU/Acre	Single Family-7 (SF-7)
Site	Residential > 8-14 DU/Acre	Single Family Detached (SF-D)

**Project Data La Aldea:**

Zoning	Total Number of Lots	Lot Size	Setbacks per ULDC for R-CH*	Lot Coverage
			There shall be a minimum of 10' separation between dwelling units in all directions.	One story/ Two story
SF-D	45 lots	69' x 47' 69' x 45'		60%/50%

*\*R-CH (ULDC) setbacks allowed for the 45 improved lots platted in May 2006.*

**Standard Plans Discussion:**

Per the applicant's narrative, the proposed four (4) plans offered by KB Home on the 45 improved lots are comparable to the size of the existing housing product, which ranges from 1,164 sq. ft. to 2,292 sq. ft. Also pictures of the existing houses submitted with this application reveal comparable design quality by means of roof lines variation, detailing applied according to the house style and articulation.

Plan Number Proposed Plans (ST13-20)	Livable Square Footage	Plan (W x D)	Height/ Stories
<b>237.1754</b>	1,754	37' x 36'	24'-4"/ 2-Story
<b>233.1883</b>	1,883	33' x 37'	26'/2-Story
<b>233.2022</b>	2,022	33' x 48'	23'/2-Story
<b>233.2025</b>	2,025	33' x 47'	26'-1"/2-Story

The four (4) plans submitted with this application are all two-story and adequately articulated. The three (3) elevations for each plan provide variation of the main roof lines and include massing changes and details that correspond to the architectural style proposed. Those detail features include: decorative clay pipes, decorative shutters and stucco trim around windows and openings for the Spanish style, higher roof pitch, substantial stucco corbels, decorative brackets, stone veneer and decorative shutters for the Cottage style and gable ends siding, decorative knee braces, decorative shutters and stone veneer at the wainscot line for the Craftsman style.

**PUBLIC INPUT**

The applicant held a neighborhood meeting on Monday February 3, 2014 at 6:00 p.m. in the KB Home Sales Office at 4058 East Nunnely Road to inform the surrounding property owners of the type of house plans they, as the new builder, will bring to the community (minutes will be available at the meeting) .

**STAFF RECOMMENDATION**

Move to approve the findings of fact and ST13-20: four (4) standards plans (Plans 237.1754, 233.1883, 233.2022 and 233.2025) by KB Home for 45 improved lots (lots 145-174 and 199-213) within the La Aldea residential development, subject to conditions:

1. All standard plans shall meet requirements set forth in the Resolution of the Design Review Board adopting standard residential house plan conditions approved on December 14, 2000.
2. All standard plan elevations shall be built per exhibits approved by the Design Review Board as presented at the public meeting of February 13, 2014.
3. Standard plans (Plans 237.1754, 233.1883, 233.2022 and 233.2025) are approved for KB Home in the La Aldea residential development.
4. Setbacks for the 45 improved lots where the standard plans are proposed by KB Home shall be per the Unified Land Development Code for Residential Cluster (R-CH) zoning district.

**Attachments and Enclosures:**

1. Findings of Fact
2. Public Meeting Map
3. Final Plat for La Aldea
4. Plan 237-1754 (Plot plan, elevations, floor plan)
5. Plan 233-1883 (Plot plan, elevations, floor plan)
6. Plan 233-2022 (Plot plan, elevations, floor plan)
7. Plan 233-2025 (Plot plan, elevations, floor plan)
8. Colors/ Materials exhibits (to be presented at the meeting)

**ST13-20 FINDINGS OF FACT**  
**(Plans 237.1754, 233.1883, 233.2022 and 233.2025 by KB Home in La Aldea**  
**residential subdivision )**

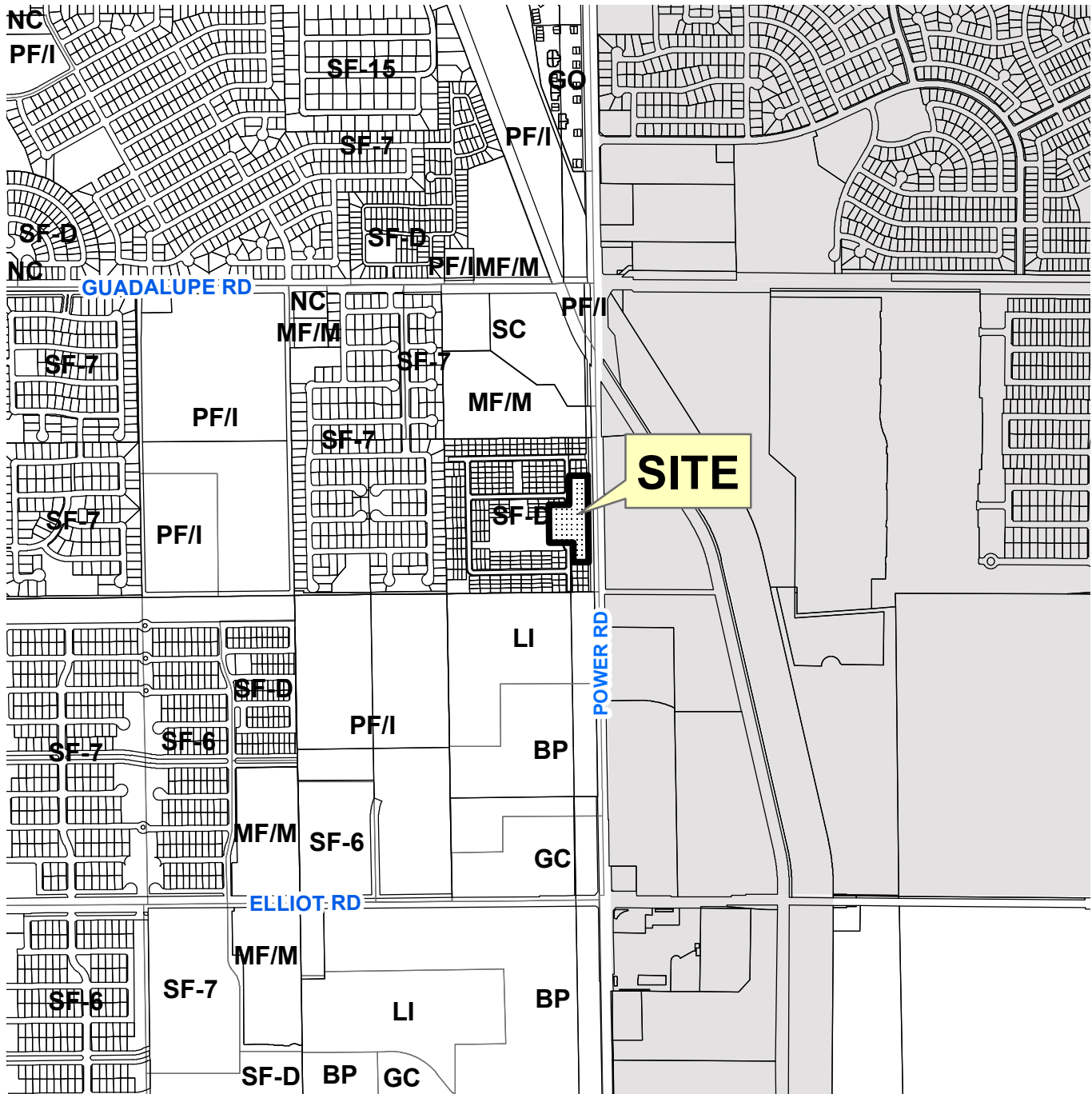
Subject to conditions, the following findings of facts are provided for **ST13-20**, four new standard plans;

1. The project conforms to the General Plan, and specifically to the Land Use and Community Design;
2. The project as conditioned is consistent with all applicable provisions of the Zoning Code;
3. The project is compatible with adjacent and nearby development; and
4. The project design provides for safe and efficient provision of public services

# ST13-20

## Vicinity Map

SITE LOCATION:



MESA  
TOWN OF GILBERT

0 490 980 1,960 Feet



LEGEND

- | CURVE | RADIUS | LENGTH  | DELTA      |
|-------|--------|---------|------------|
| C1    | 12.00' | 18.85'  | 90°00'00"  |
| C2    | 38.00' | 58.69'  | 90°00'00"  |
| C3    | 58.00' | 87.96'  | 90°00'00"  |
| C4    | 84.00' | 100.53' | 90°00'00"  |
| C5    | 20.00' | 31.42'  | 90°00'00"  |
| C8    | 20.00' | 3.90'   | 28°12'34"  |
| C7    | 7.00'  | 11.00'  | 90°00'00"  |
| C8    | 20.00' | 15.51'  | 44°25'37"  |
| C9    | 20.00' | 17.13'  | 49°04'02"  |
| C10   | 12.00' | 9.98'   | 47°38'50"  |
| C11   | 48.00' | 84.02'  | 104°39'00" |
| C12   | 38.00' | 70.02'  | 105°34'55" |
| C13   | 20.00' | 3.82'   | 10°56'30"  |

# POWER

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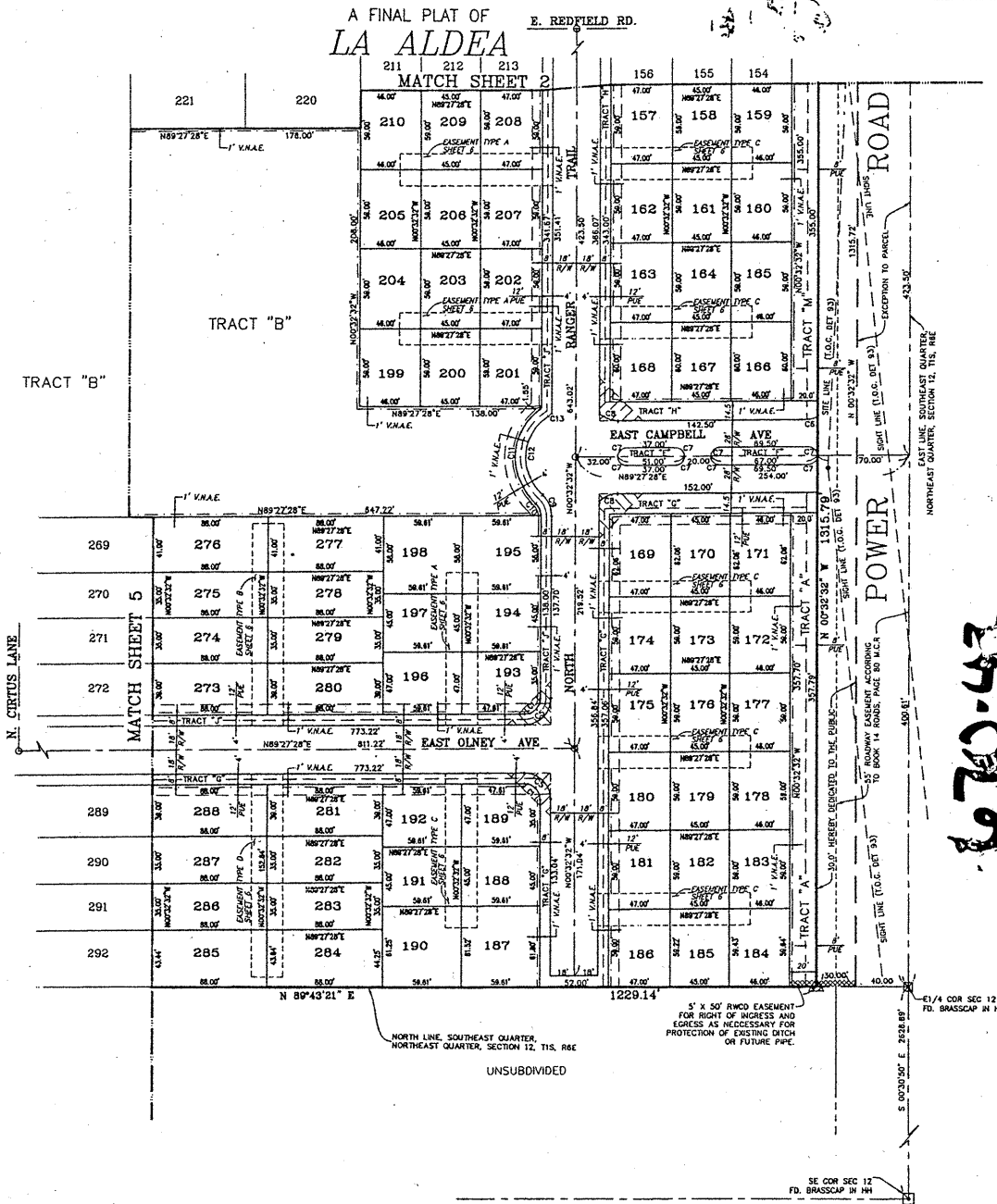
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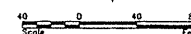
LEGEND

- RIGHT-OF-WAY LINE
- MONUMENT LINE
- SUBDIVISION BOUNDARY
- LOT LINES (WITHIN SUBDIVISION)
- PROPERTY LINES (OTHER PROPERTIES)
- VEHICULAR NON-ACCESS EASEMENT LINE
- PUBLIC UTILITY EASEMENT LINE
- MATCH LINE
- CORNER OF SUBDIVISION 1/2" REBAR SET OR AS NOTED
- CENTERLINE MONUMENT (BRASS CAP)
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- W.E. WATERLINE EASEMENT (PUBLIC)
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- U.B.E. PRIVATE USE AND BENEFIT EASEMENT (SEE NOTE 10 ON SHEET 1)
- PRIVATE USE AND BENEFIT EASEMENT (SEE NOTE 10 ON SHEET 1)
- 33'x33' SIGHT VISIBILITY TRIANGLE

CURVE TABLE			
CURVE	FRANK'S LENGTH	DELTA	
C1	12.00'	18.85°	90°00'00"
C2	38.00'	58.69°	90°00'00"
C3	58.00'	87.38°	90°00'00"
C4	54.00'	100.63°	90°00'00"
C5	20.00'	31.42°	90°00'00"
C6	20.00'	9.30°	28°21'34"
C7	7.00'	11.00°	90°00'00"
C8	20.00'	15.51°	44°22'37"
C9	20.00'	17.13°	49°04'02"
C10	12.00'	3.88°	47°39'50"
C11	48.00'	84.02°	104°39'00"
C12	38.00'	70.02°	105°34'50"
C13	20.00'	3.87°	10°54'30"



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**ENGINEERING**

3740 E. SOUTHERN AVE.  
SUITE 218  
MESA, ARIZONA 85081  
PHONE (480) 218-4831  
FAX (480) 230-4868

**Engineering, LLC**  
Civil Engineers • Land Planners • Surveyors

**A FINAL PLAT OF**  
**LA ALDEA**  
CLINTON, ARIZONA

PROJECT:

4 2  
5 3

**COUNTY RECORDER**

BOOK 670 PAGE 42  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELLA  
2004-0146204  
SHEET NO.  
3 OF 6

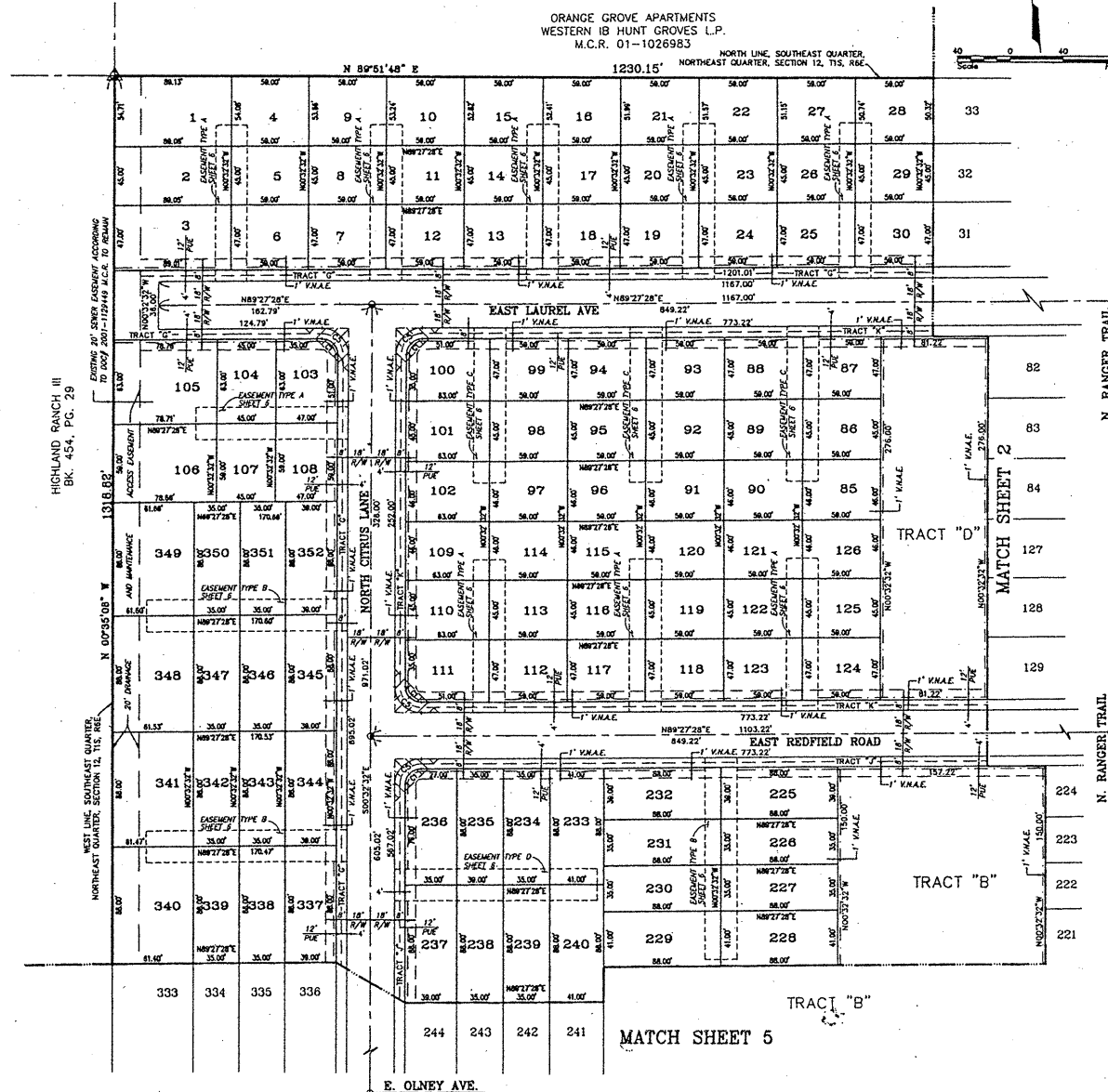
A FINAL PLAT OF  
LA ALDEA

670-42

## LEGEND

- RIGHT-OF-WAY LINE  
 --- MONUMENT LINE  
 --- SUBDIVISION BOUNDARY  
 --- LOT LINES (WITHIN SUBDIVISION)  
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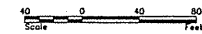
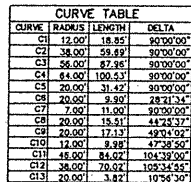
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<div style="float: right; text-align: right;">         950524          3740 E. SOUTHERN AVE.          SUITE 218          MESA, ARIZONA 85206          PHONE (480) 212-2931          FAX (480) 833-6868       </div>					
 <b>H.C. Engineering, LLC</b> <small>Civil Engineering • Land Planning • Surveying</small>					
<b>A FINAL PLAT OF</b>  <b>LA ALDEA</b> <small>CLAYTON, ARIZONA</small>					
PROJECT:					
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5	3				
					
JOB NO. 5803 FILE NO. 5803FP05 <b>FP05</b>					
SHEET NO. <b>5 OF 6</b>					

COUNTY RECORDER

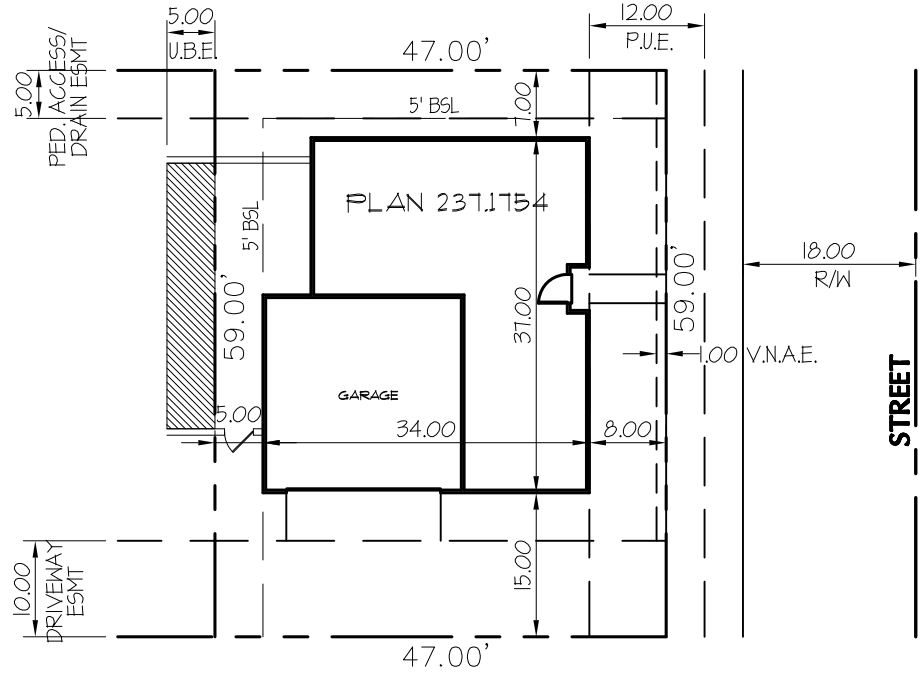
BOOK 670 PAGE 42  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2004-0146204

SHEET NO.  
5 OF 6

- ○ STREETLIGHT

**February 13, 2014**

STANDARD FOOTPRINT	1179
LOT AREA	2773
LOT COV. %	42.5%



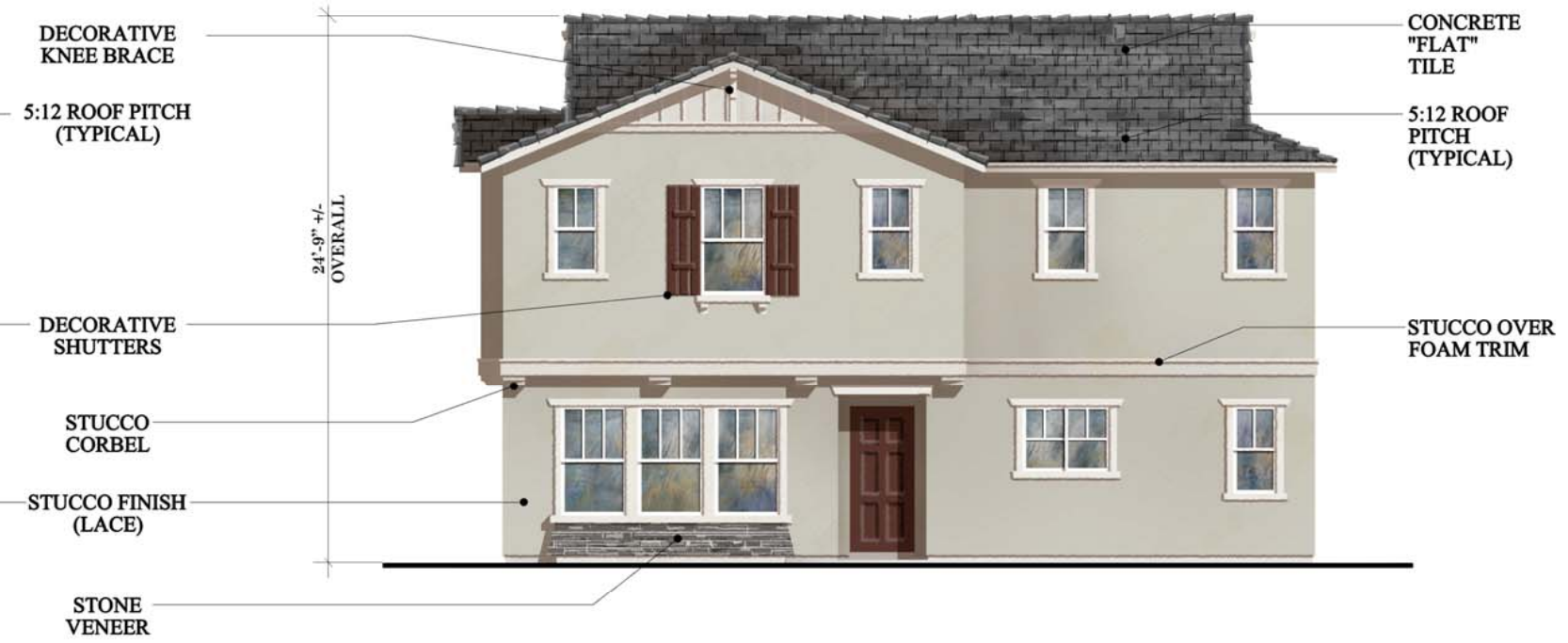
DATE: 11.5.13



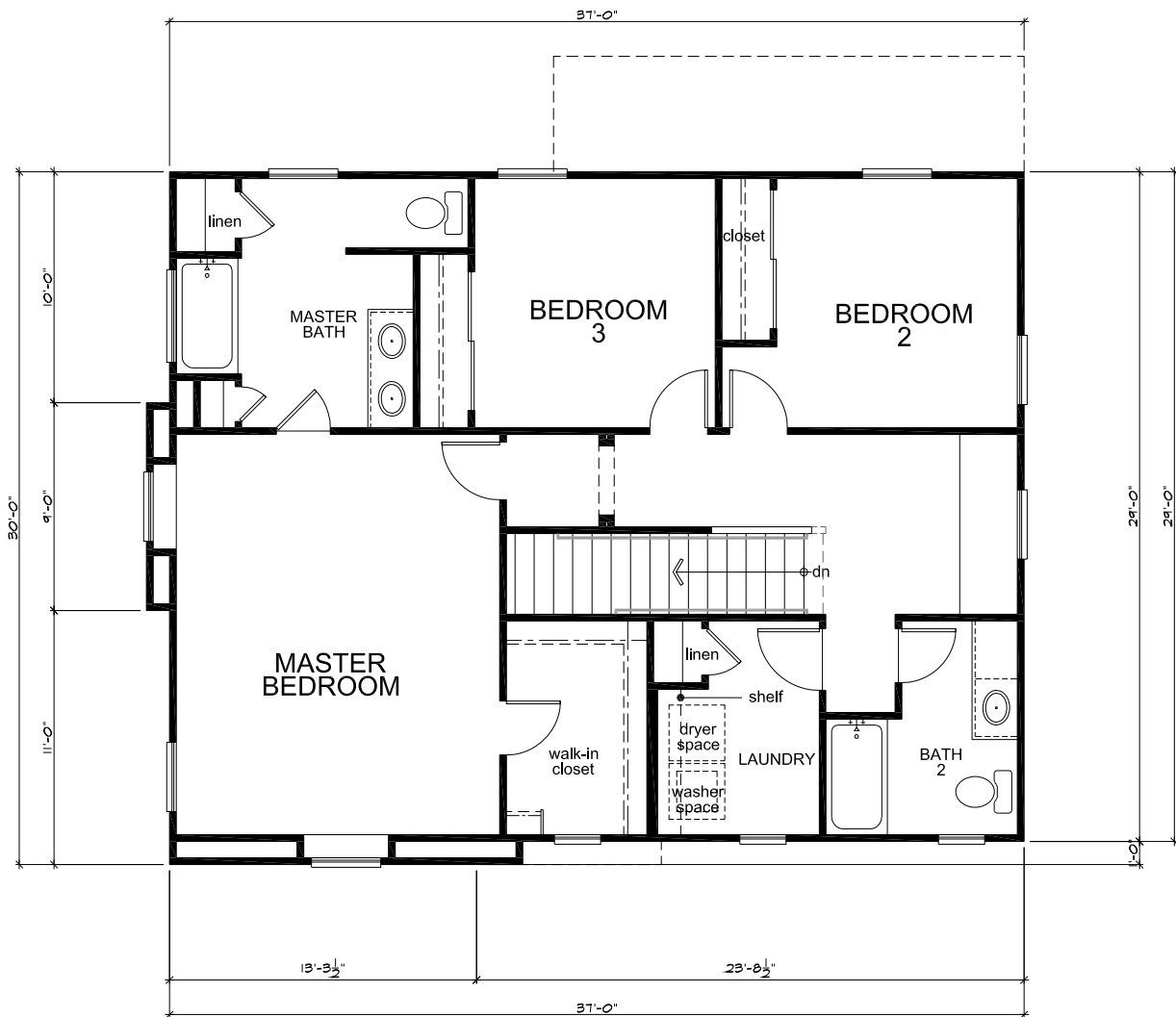
**ELEVATION "A"**



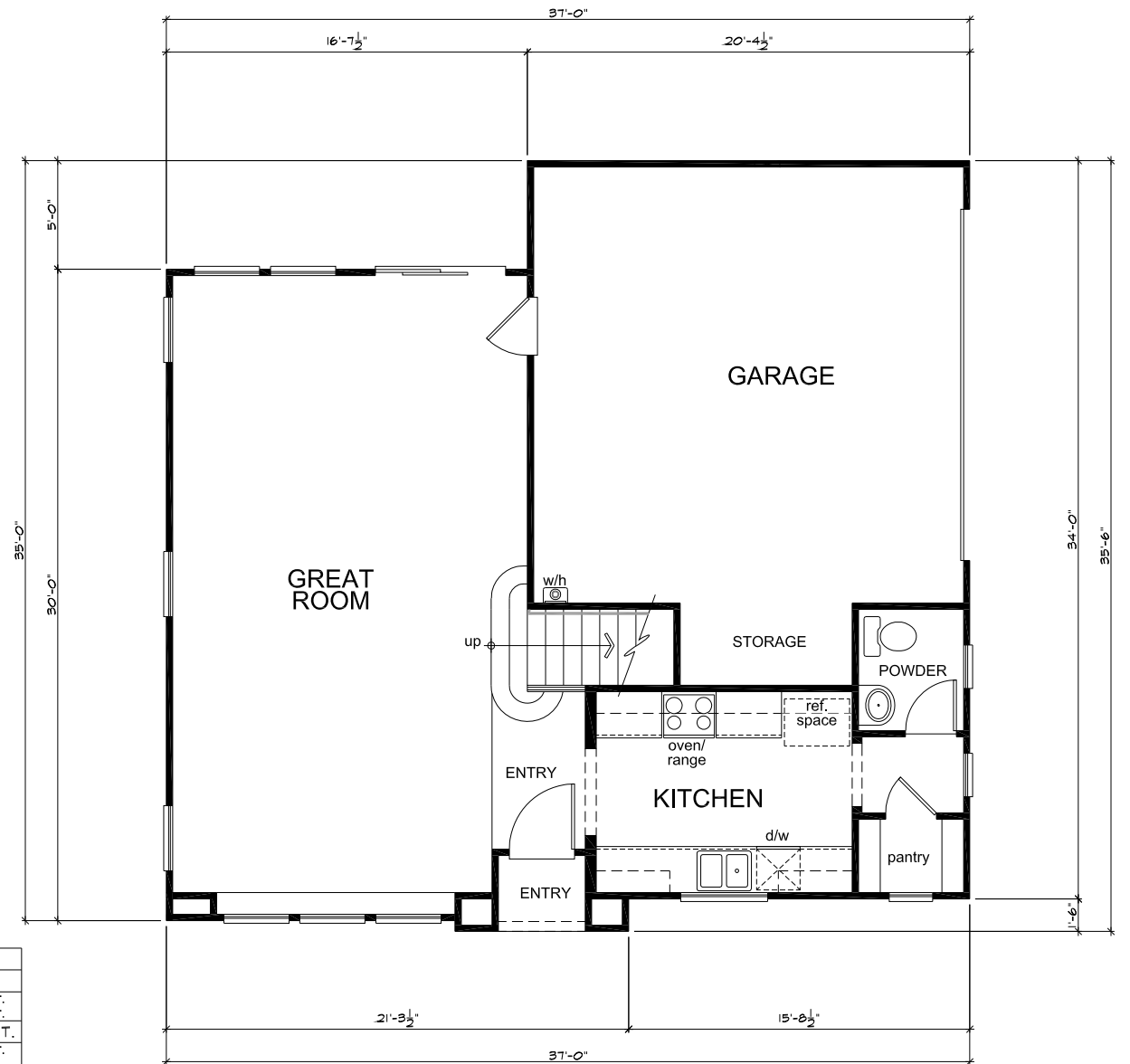
**ELEVATION "B"**



**ELEVATION "D"**



Second Floor Plan 'A'



First Floor Plan 'A'

NOTE:  
'R' ON SITE PLAN REPRESENTS  
A REVERSE FLOOR PLAN

SQUARE FOOTAGE			
PLAN 2371754			
FIRST FLOOR AREA	726	SQ. FT.	
SECOND FLOOR AREA	1028	SQ. FT.	
TOTAL AREA	1754	SQ. FT.	
GARAGE AREA	441	SQ. FT.	
PORCH AREA			
	ELEVATION 'A'	12	SQ. FT.
	ELEVATION 'B'	12	SQ. FT.
	ELEVATION 'E'	0	SQ. FT.



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

ELEVATION "A"



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

ELEVATION "B"



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

ELEVATION "D"

**G** GAS METER

**E** UFER LOCATION

**APS** TRANSFORMER

**FIRE** HYDRANT

**E** ELECTRICAL SERVICE

**W** WATER METER

**STREETLIGHT**

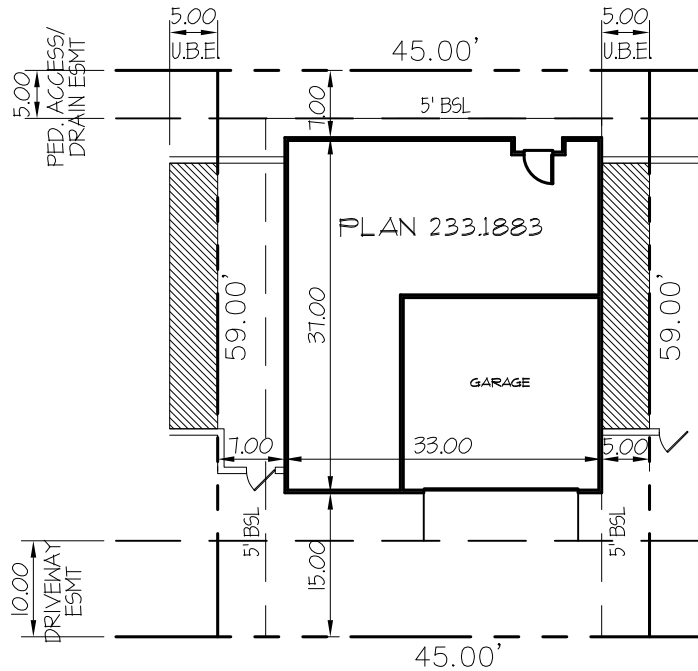
**ST13-20**

**Attachment 5: Plan 233-1883**

**(Plot plan, elevations, floor plan)**

**February 13, 2014**

SQUARE FOOTAGE	
MODEL	233.1833
1st FLR. LIV.	799
2nd FLR. LIV.	1084
GARAGE	415
PORCH	7
OPT. PATIO	0
STANDARD FOOTPRINT	1221
LOT AREA	2655
LOT COV. %	46%

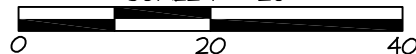


**SETBACK GUIDELINES:**

BUILDING SEPARATION: 10' (ALL SIDES)  
ACCESSORY STRUCTURES: 5' (REAR & SIDE YARD)  
MAX. LOT COVERAGE: 60% 1-STORY  
50% 2-STORY

**PLOT PLAN**

SCALE 1" = 20'



432 N. 44th St. Suite 115 Phoenix, AZ 85008  
V: 602.306.1000 F: 602.306.1010  
EMAIL: mveronin-x@kbhome.com

COMMUNITY: LA ALDEA - TYPICAL PLOT PLAN

APN:

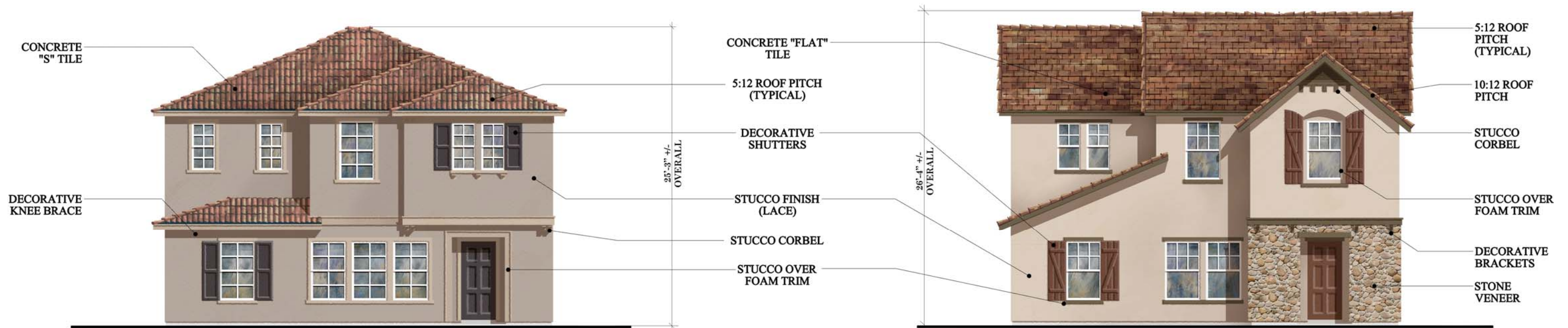
ADDRESS:

PLAN NUMBER: 233.1883

DATE: 11.5.13



**ELEVATION "A"**

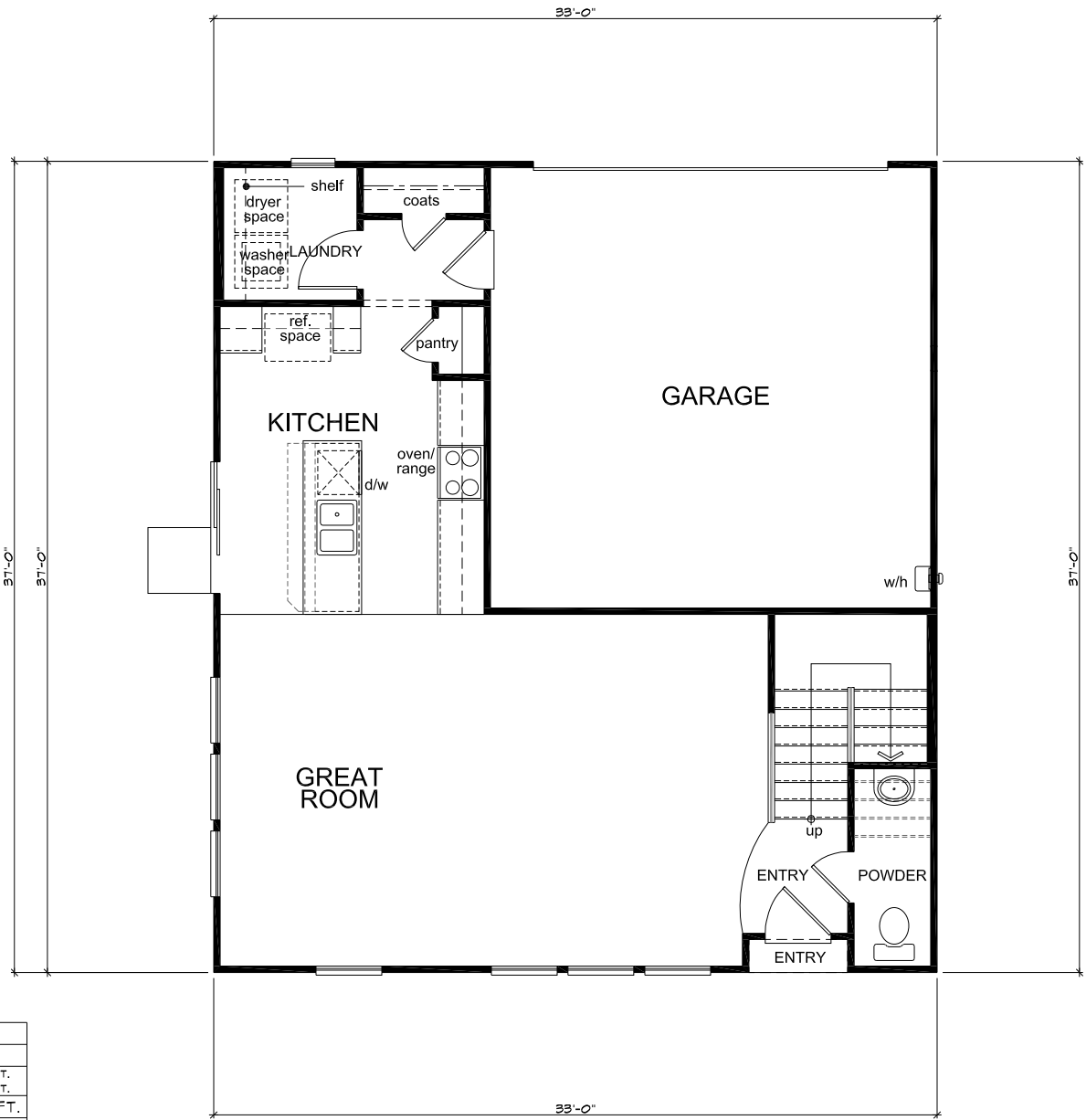


**ELEVATION "B"**

**ELEVATION "C"**



Second Floor Plan 'A'



First Floor Plan 'A'

SQUARE FOOTAGE			
PLAN 233.1883			
FIRST FLOOR AREA	799	SQ. FT.	
SECOND FLOOR AREA	1084	SQ. FT.	
TOTAL AREA	1883	SQ. FT.	
GARAGE AREA	415	SQ. FT.	
PORCH AREA			
	ELEVATION 'A'	1	SQ. FT.
	ELEVATION 'B'	1	SQ. FT.
	ELEVATION 'C'	1	SQ. FT.

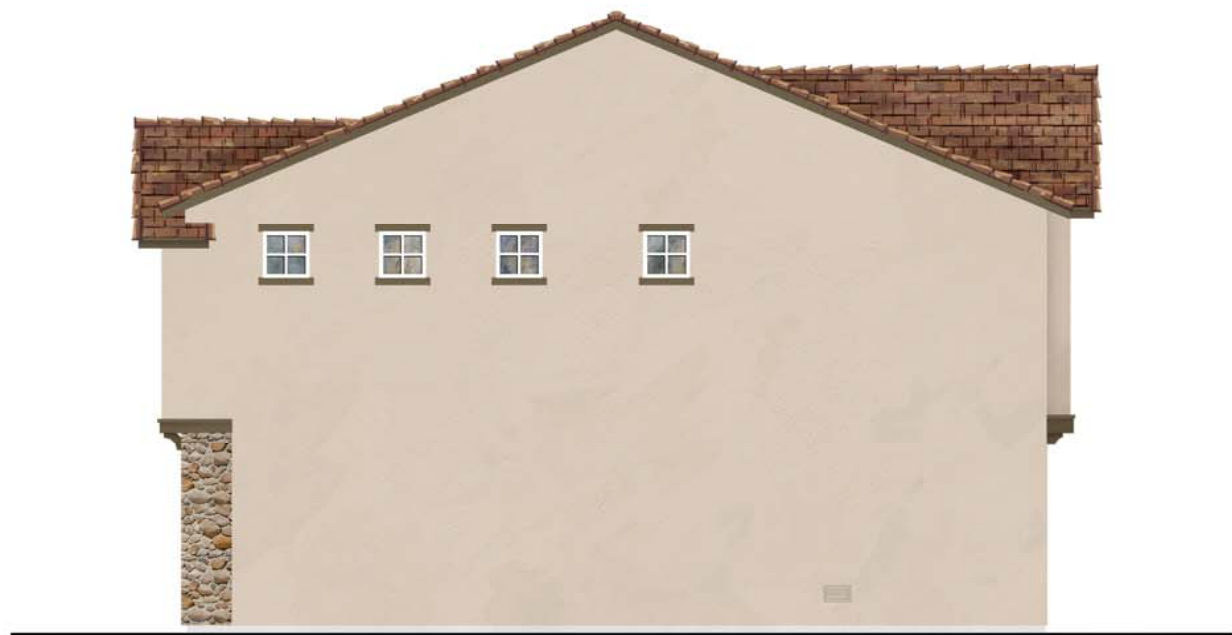
NOTE:  
'R' ON SITE PLAN REPRESENTS  
A REVERSE FLOOR PLAN



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

ELEVATION "C"



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

ELEVATION "A"



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

ELEVATION "B"

**G** GAS METER

**E** UFER LOCATION

**▲** APS TRANSFORMER

**●** FIRE HYDRANT

**E** ELECTRICAL SERVICE

**W** WATER METER

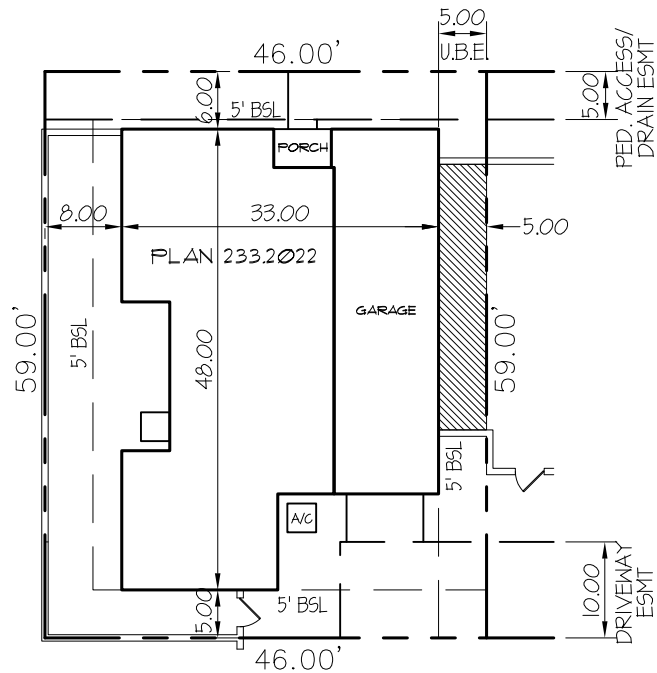
**○** STREETLIGHT

**ST13-20**

**Attachment 6: Plan 233-2022**  
**(Plot plan, elevations, floor plan)**

**February 13, 2014**

SQUARE FOOTAGE	
MODEL	233.2022
1st FLR. LIV.	901
2nd FLR. LIV.	1121
GARAGE	414
PORCH	24
PATIO	0
STANDARD FOOTPRINT	1339
LOT AREA	2714
LOT COV. %	49.3%

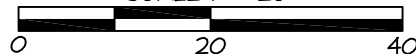


**SETBACK GUIDELINES:**

BUILDING SEPARATION: 10' (ALL SIDES)  
ACCESSORY STRUCTURES: 5' (REAR & SIDE YARD)  
MAX. LOT COVERAGE: 60% 1-STORY  
50% 2-STORY

**PLOT PLAN**

SCALE 1" = 20'



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APN:

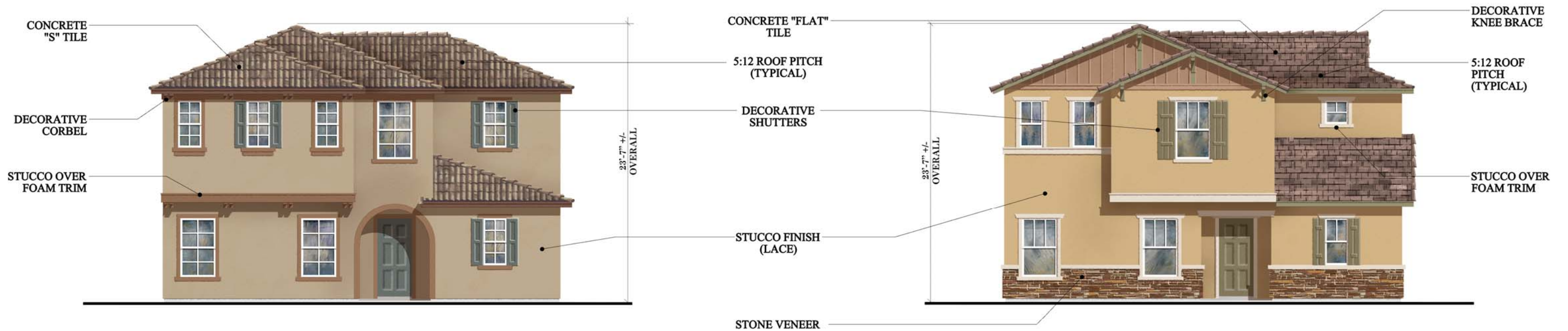
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PLAN NUMBER: 233.2022

DATE: 1.28.14

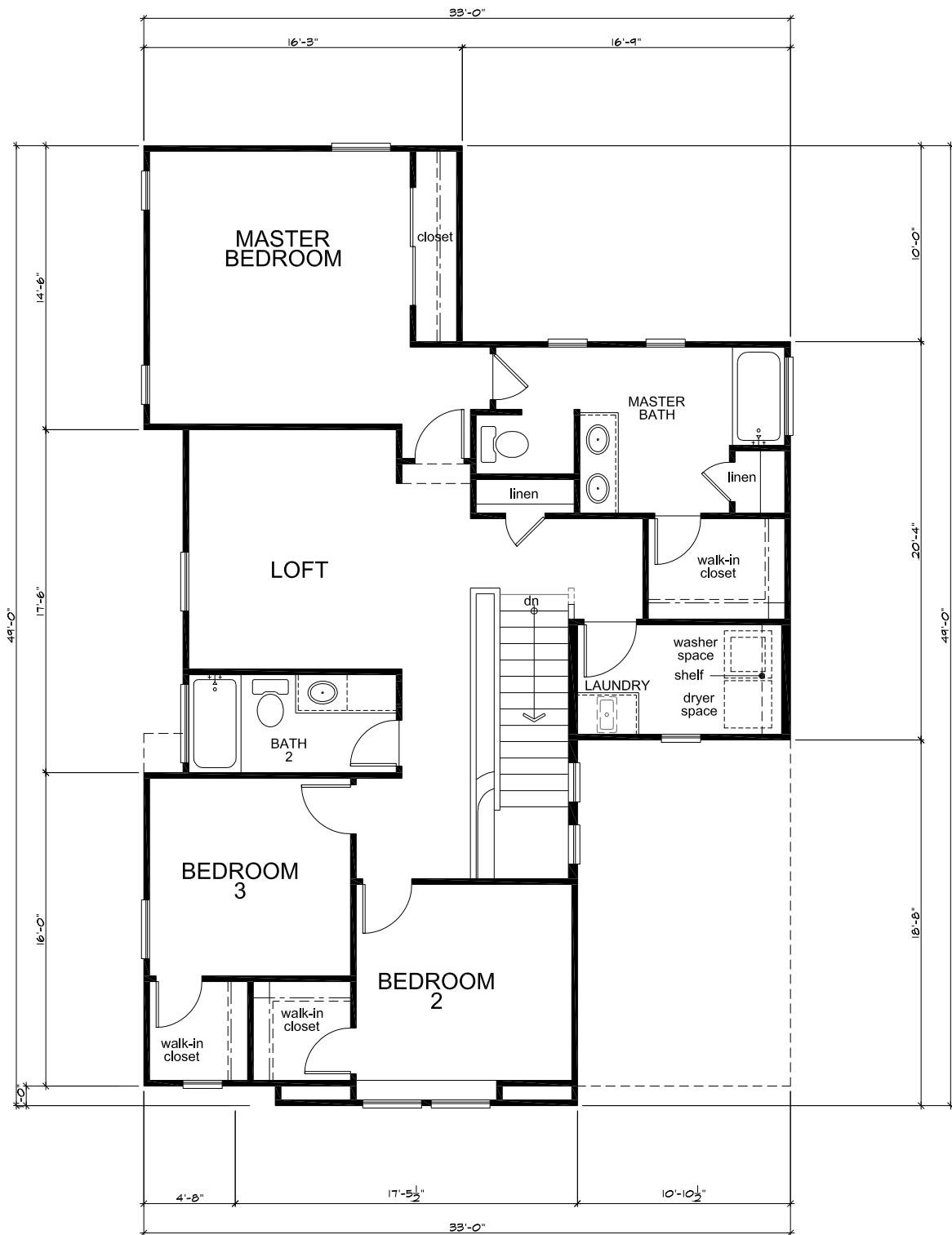


**ELEVATION "A"**

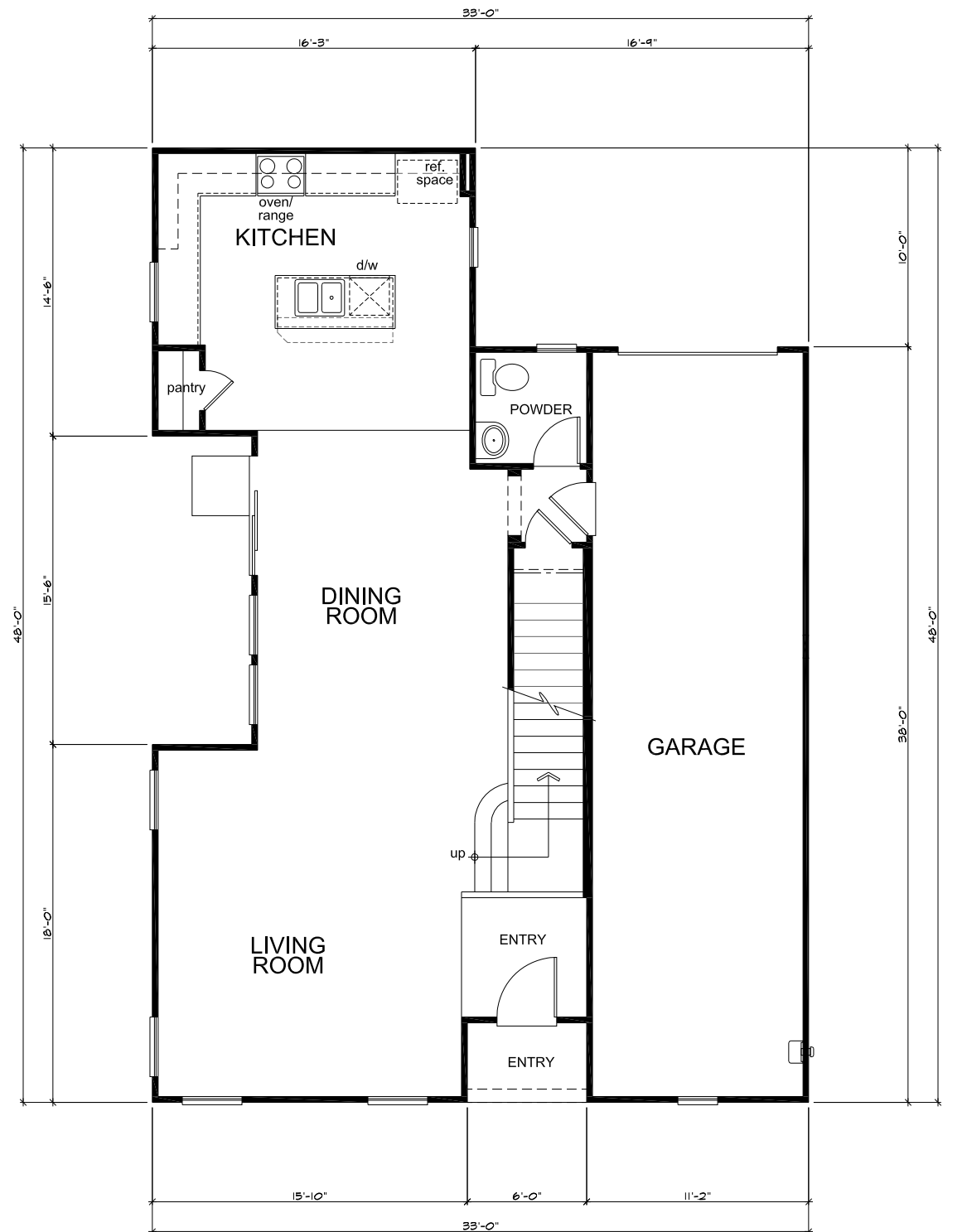


**ELEVATION "B"**

**ELEVATION "D"**



Second Floor Plan 'A'



First Floor Plan 'A'

SQUARE FOOTAGE			
PLAN 233.2022			
FIRST FLOOR AREA	901	SQ. FT.	
SECOND FLOOR AREA	1121	SQ. FT.	
TOTAL AREA	2022	SQ. FT.	
GARAGE AREA	414	SQ. FT.	
PORCH AREA			
ELEVATION 'A'	24	SQ. FT.	
ELEVATION 'B'	24	SQ. FT.	
ELEVATION 'E'	24	SQ. FT.	

NOTE:  
'R' ON SITE PLAN REPRESENTS  
A REVERSE FLOOR PLAN



**LEFT ELEVATION**



**FRONT ELEVATION**



**RIGHT ELEVATION**



**REAR ELEVATION**

**ELEVATION "A"**



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

ELEVATION "B"



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

ELEVATION "D"

**G** GAS METER

**E** UFER LOCATION

**▲** APS TRANSFORMER

**●** FIRE HYDRANT

**E** ELECTRICAL SERVICE

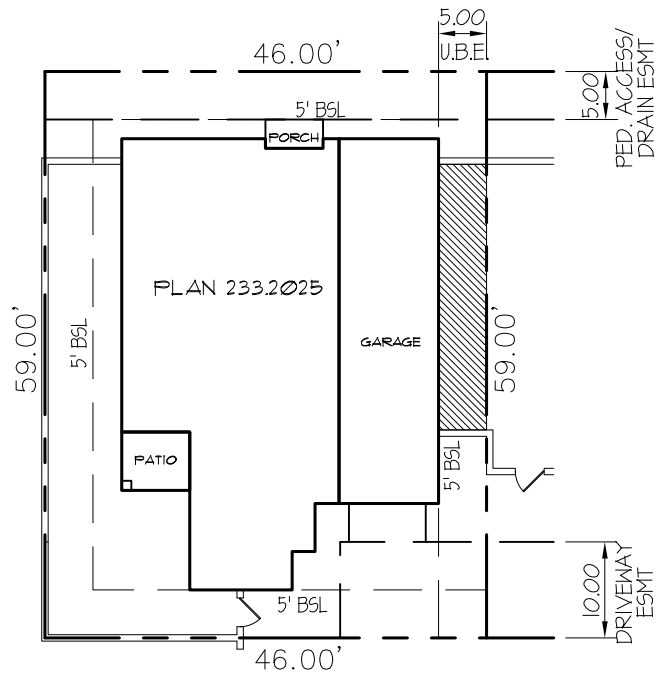
**W** WATER METER

**○** STREETLIGHT

**ST13-20**

**Attachment 7: Plan 233-2025  
(Plot plan, elevations, floor plan)  
February 13, 2014**

SQUARE FOOTAGE	
MODEL	233.2025
1st FLR. LIV.	905
2nd FLR. LIV.	1120
GARAGE	398
PORCH	6
PATIO	43
STANDARD FOOTPRINT	1352
LOT AREA	2714
LOT COV. %	49.8%

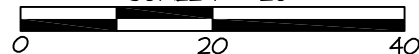


SETBACK GUIDELINES:

BUILDING SEPARATION: 10' (ALL SIDES)  
ACCESSORY STRUCTURES: 5' (REAR & SIDE YARD)  
MAX. LOT COVERAGE: 60% 1-STORY  
50% 2-STORY

PLOT PLAN

SCALE 1" = 20'

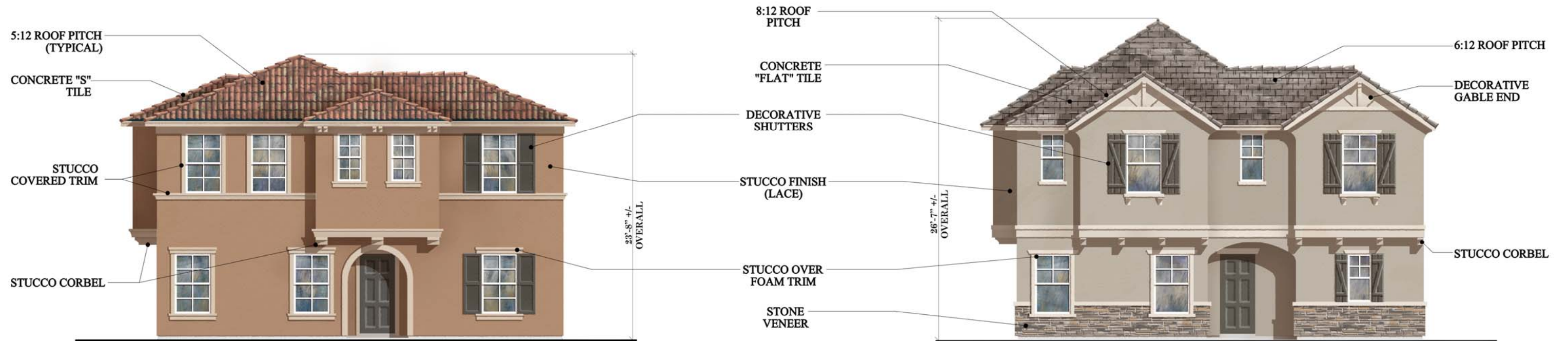


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EMAIL: mveronin-x@kbhome.com

COMMUNITY: LA ALDEA - TYPICAL PLOT PLAN  
APN:  
ADDRESS:  
PLAN NUMBER: 233.2025  
DATE: 1.28.14

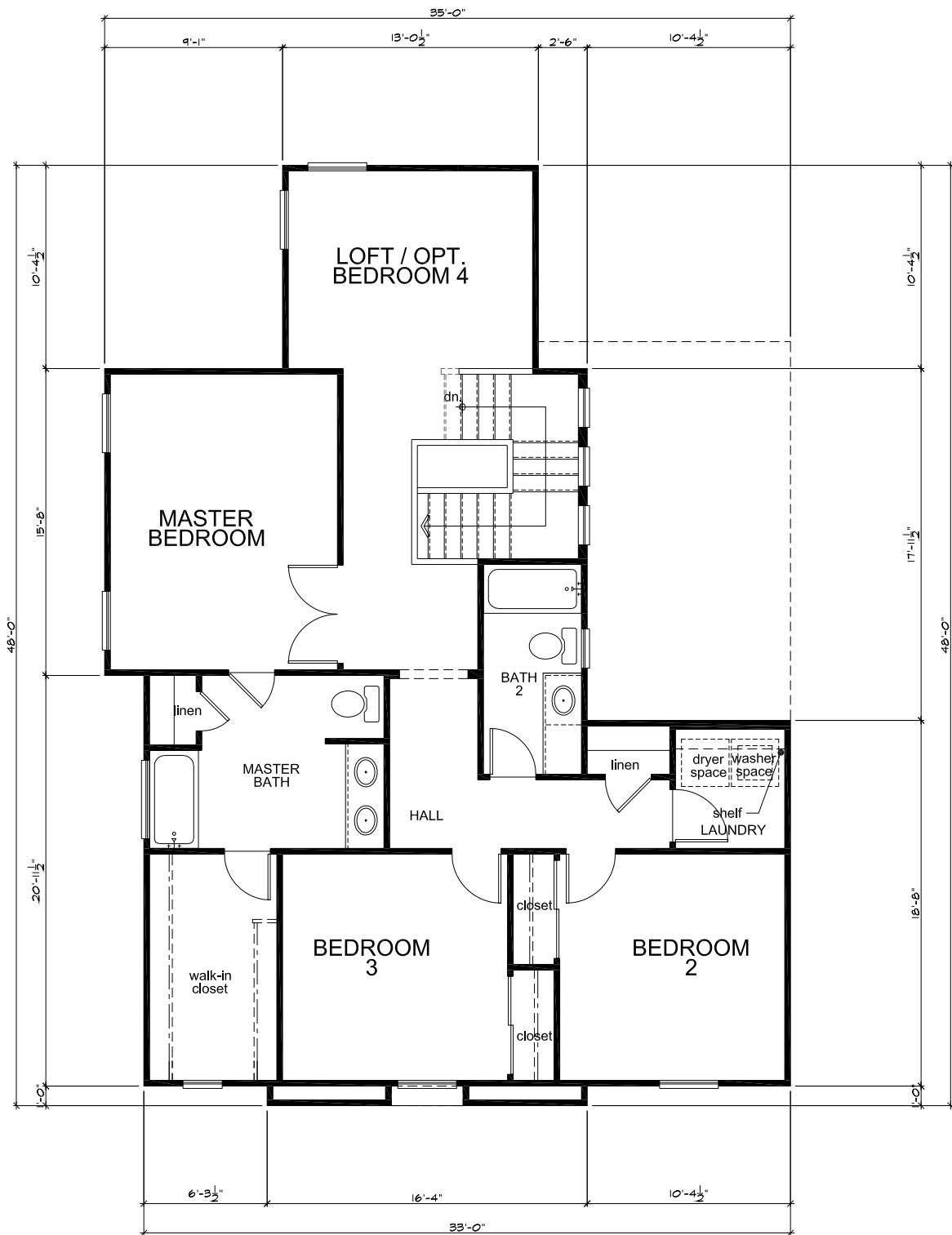


**ELEVATION "A"**

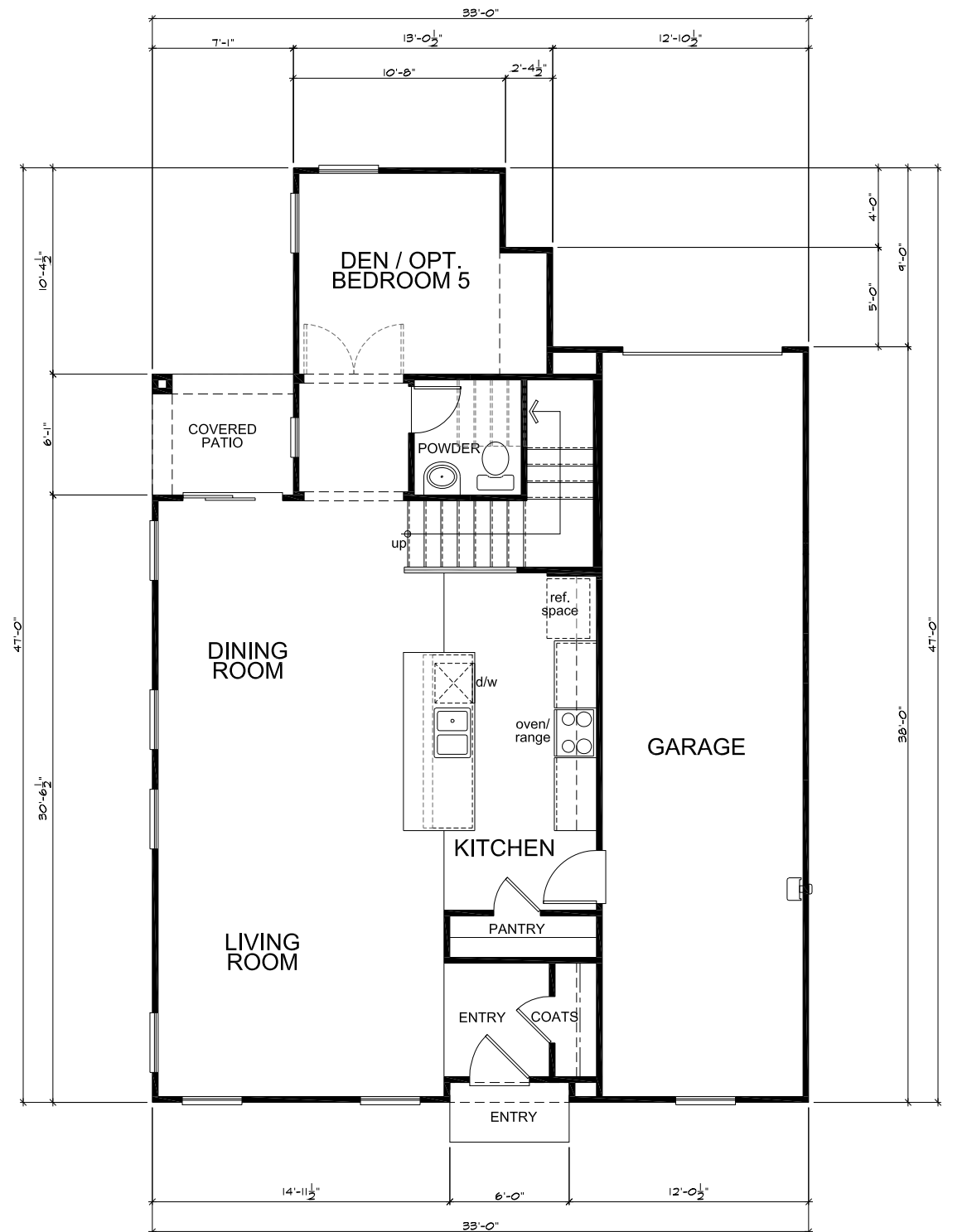


**ELEVATION "B"**

**ELEVATION "C"**



Second Floor Plan 'A'



First Floor Plan 'A'



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

ELEVATION "A"



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

ELEVATION "B"



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

ELEVATION "C"